

Office Highlights

Anacostia Gateway

The Anacostia Gateway is being developed as a major government center for the District of Columbia. The building will total approximately 260,000 sq. ft. and offer close to 10,000 sq. ft. of retail on this site in historic Anacostia.

Anacostia Gateway

Location:	1800 Martin Luther King, Jr. Ave, SE
Ward:	8
Developer(s):	DC Government & AEDC
Architect(s):	Devroux and Purnell Architects-Planners PC
Total SF:	260,000
Retail SF:	10,000
Estimated Project Cost:	\$71.5 million
Project Status:	Proposed
Targeted Delivery:	n/a



Rendering courtesy of the Anacostia Economic Development Corporation

One Metro Center



Photo by: Chad Shuskey/Washington, DC Marketing Center

One Metro Center

Location:	700 12th Street, NW
Ward:	2
Developer(s):	Tishman Speyer Properties
Architect(s):	Skidmore Owings and Merrill LLP
Total SF:	421,000
Estimated Project Cost:	\$140 million
Project Status:	Under Construction
Targeted Delivery:	2003

The One Metro Center project consists of 424,000 sq. ft. of office space above the current Hecht's department store at 13th and G Streets in downtown. The six-story office building opens in October 2003 and will include 180 new parking spaces and a dramatic interior atrium space.



Rendering courtesy of Tishman Speyer Properties

Office Highlights

1700 K Street



Rendering courtesy of CoStar

This new Class A office building, located at Farragut Square and K Street, will replace the former Commerce (1700 K St) and Riddell buildings (1730 K St), which were demolished. The new 12-story building will include 18,000 sq. ft. of retail and restaurant space and offer four levels of underground parking for about 225 vehicles.

1700 K Street

Location:	1700 K Street, NW
Ward:	2
Developer(s):	Charles E Smith Commercial Realty
Architect(s):	Pei Cobb Freed and Partners & WDG Architecture PLLC
Total SF:	533,000
Retail SF:	18,000
Estimated Project Cost:	\$100 million
Project Status:	Under Construction
Targeted Delivery:	2005



Photo by: Chad Shuskey/Washington, DC Marketing Center

Maritime Plaza Phase II



Rendering courtesy of CoStar

This 12-acre waterfront site at the Navy Yard has a multi-use plan which includes four office buildings and a possible 250-room hotel. The first phase (1201 M Street, SE) delivered in 4Q 2001 and 1220 12th Street delivered in 1Q 2003.

Maritime Plaza Phase II

Location:	1220 12th Street, SE
Ward:	6
Developer(s):	Lincoln Property Company
Architect(s):	HKS PC
Total SF:	150,000
Retail SF:	2,000
Estimated Project Cost:	\$50 million
Project Status:	Completed
Targeted Delivery:	2003

Federal Gateway



Rendering courtesy of Spaulding and Slye Colliers

This 10-story office building is located across the street from Southeast Federal Center and the Navy Yard. The building will have a 1,500 sq. ft. fitness center, a 4,000 sq. ft. café and underground parking. It is expected to deliver in Fall 2003.

Federal Gateway

Location:	140 M Street, SE
Ward:	6
Developer(s):	Spaulding and Slye Colliers
Architect(s):	Hickok Warner Cole Architects
Total SF:	298,000
Retail SF:	4,000
Estimated Project Cost:	\$50 million
Project Status:	Under Construction
Targeted Delivery:	2003



Photo by: Chad Shuskey/Washington, DC Marketing Center

Potomac Center (South Tower)



Photo by: Chad Shuskey/Washington, DC Marketing Center

The first tower delivered in 2003 and was a combination of new construction and renovation. Along with the proposed North Tower (500 12th Street) the project will have over one million square feet of new office and retail space overlooking the Potomac River.

Potomac Center (South Tower)

Location:	550 12th Street, SW
Ward:	2
Developer(s):	JBG Companies
Architect(s):	Hickok Warner Cole Architects
Total SF:	438,000
Estimated Project Cost:	\$70 million
Project Status:	Completed
Targeted Delivery:	2003

900 7th Street



Rendering courtesy of CoStar

900 7th Street

Location:	900 7th Street, NW
Ward:	2
Developer(s):	John Akridge Companies
Architect(s):	Hellmuth Obata and Kassabaum PC
Total SF:	350,000
Retail SF:	16,000
Estimated Project Cost:	\$96 million
Project Status:	Under Construction
Targeted Delivery:	2004

This 11-story office building is located a few blocks from the new convention center, Gallery Place and MCI Center. The 350,000 sq. ft. office building is scheduled to deliver in 1Q 2004 and offers four levels of underground parking for about 415 vehicles.



Photo by: Chris Knudson/Washington, DC Marketing Center

Navy Yard Redevelopment



Photo by: Chad Shuskey/Washington, DC Marketing Center

Over the course of six months (January to July 2001) the Naval Systems Command (NAVSEA) moved its headquarters from Crystal City to the Navy Yard. The move added 6,000 employees to the base.

Navy Yard Redevelopment

Location:	Navy Yard
Ward:	6
Developer(s):	NAVSEA
Total SF:	2,000,000
Estimated Project Cost:	\$200 million
Project Status:	Completed
Delivery:	2001

Office Highlights

Waterfront

Waterfront

Location:	401 M Street, SW
Ward:	6
Developer(s):	Kaempfer Company & Forest City Enterprises
Architect(s):	Shalom Baranes Associates
Total SF:	2,500,000
Office SF:	2,000,000
Residential Units:	400
Retail SF:	100,000
Estimated Project Cost:	\$400 million
Project Status:	Planned
Targeted Delivery:	2009



Photo by: Chad Shuskey/Washington, DC Marketing Center



Rendering courtesy of Kaempfer Company

The Waterfront is a multi-phased redevelopment of Waterside Mall. It is an adaptive re-use and expansion of the 1.15 million sq. ft. of office and retail space which is currently located at 4th and M Streets. The redevelopment will also include the re-opening of a two-block stretch of 4th Street connecting to M Street.

1625 Eye Street

This nine-story office building, faced by a glass curtain wall along Eye Street, features a light-filled atrium lobby. This design allows perimeter offices to overlook the space. Tenants in this 383,000 sq. ft. building can also use the dramatic atrium as an entertainment venue. The project also features underground parking and first-floor retail.

1625 Eye Street

Location:	1625 Eye Street, NW
Ward:	2
Developer(s):	Trammell Crow Company
Architect(s):	Skidmore Owings and Merrill LLP & Gensler Architecture Design and Planning
Total SF:	383,000
Retail SF:	15,000
Estimated Project Cost:	\$120 million
Project Status:	Completed
Targeted Delivery:	2003



Rendering courtesy of CoStar

Office Highlights

GSA Federal Building



Rendering courtesy of GSA

This new building will be located at the intersection of New York and Florida Aves, NE across from the new New York Metro station. The building accommodates general office space, a library, an auditorium and underground parking. There will be retail facilities to the east and a trellised garden wall to the south. A three-story, planted, arcaded crescent inscribes the north and west boundaries, enclosing a 48,000 sq. ft. internal garden.

GSA Federal Building

Location:	New York Ave, NE and First Street, NE
Ward:	6
Developer(s):	GSA
Architect(s):	Moshe Safdie and Associates
Total SF:	422,000
Estimated Project Cost:	\$103 million
Project Status:	Planned
Targeted Delivery:	2005

International Monetary Fund



Rendering courtesy of Pei Cobb Freed and Partners

The IMF's new headquarters is being built on the former Pepco building site, which was demolished. Construction of the new building started in Fall 2002 and is expected to deliver in Summer 2005. The 12-story building will have three-levels of underground parking, a 450-seat meeting facility, a two-story restaurant and retail space.

International Monetary Fund

Location:	1900 Pennsylvania Ave, NW
Ward:	2
Developer(s):	CarrAmerica Urban Development LLC
Architect(s):	Pei Cobb Freed and Partners
Total SF:	650,000
Retail SF:	15,000
Estimated Project Cost:	\$145 million
Project Status:	Under Construction
Targeted Delivery:	2005